

LOT SPLIT APPLICATION

Dodge County, Nebraska

Agenda Item # 20.c)
Date 4-26-06

Date 3-30-06

Property Owner's Name Keith R. Johnson

Address: 1520 C Rd 20 Fremont, Ne

Phone No. 721-6898

Legal Description of the Property to be split PSE 1/4 SE 1/4 Sec 17-T-18-R-8

Number of Acres being split off 6.06 Zoning District proposed split is in A-2

Total Number of Acres the subdivision subdivided from 40 acres

Is a new access route needed or proposed? YES or NO

Is a vacation of streets, alleys, setback lines, access control or easement required or proposed? YES or NO

Will a lot split result in significant increase in service requirements; e.g. Utilities, schools, traffic control, streets, county roads, etc. or will it interfere with maintaining existing service levels? YES or NO

Will this action result in a tract without direct access to a street or county road? YES or NO

Has the lot been previously split in accordance with these Regulations? YES or NO

Applicant's Name (print) Keith R. Johnson

Applicant's Address 1520 C Rd 20 Fremont, Ne

Applicant's Signature Keith R. Johnson

OFFICE USE ONLY

Permit No. 06-03

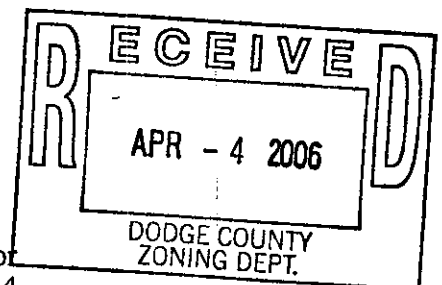
Date Apr. 18, 2006 Approved _____
Disapproved _____

Chairman, Dodge County Planning Commission

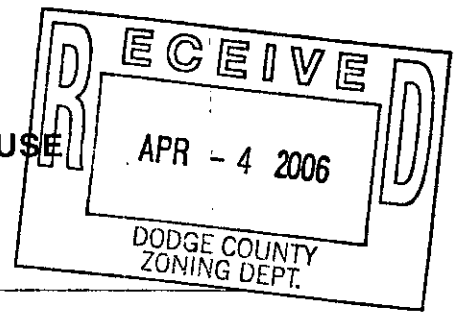
Date Apr. 26, 2006 Approved _____
Disapproved _____

Chairman, Dodge County Board of Supervisors

Dodge County Planning and Zoning Administrator
435 N. Park, Fremont, NE 68025 402/727-2724



APPLICATION FOR CONDITIONAL USE
Dodge County, Nebraska



Date 3-30-06
Property Owner's Name Keith R Johnson

Address: 1520 Co Rd 20 Fremont, Ne

Phone No. 721-6898 (Home) 720-3574 (Work)

Pursuant to the Dodge County Zoning Regulations, application is hereby made for the following proposed use of property or structure: would like to subdivide off acreage from the farm ground

Section 17 Township 18 Range 8 Lot No. _____

Location within Section SE 1/4 Lot Size 6.06 (Sq.Ft./Acres)

Estimated Cost of Structure/Use \$ N/A Zoning District A-2

Will use in all other respects conform to the applicable regulations of the district in which it is located? yes

Will use conform to all other applicable regulations and laws of any governmental jurisdiction? yes

How are Adjoining Properties Used (Actual Use)

North farming A6
East farming A6

South farming A6
West farming A6

Justification

You must justify your request. Questions 1 through 4 must be answered completely.

1. What is the general character of the area? Describe.

farmground

2. Can soil conditions support the proposed development? What is the soil classification of the area?

yes

clay loam

3. Will use have adequate water, sewer and drainage facilities (approved by the Dodge County Board of Health, Dodge County Board of Supervisors, and the State of Nebraska Department of Health)? yes

4. Will ingress and egress be so designed as to minimize traffic congestion in the public streets/roads?

yes How will the proposed Zoning District affect traffic in the area? Will streets or roads need to be updated for access to the area? If yes, what will the requirements be?

Enclosed:

Site Plan ☒ Soil Suitably Map _____ Easements _____

Conditions and requirements pending approval of application for a proposed operation and waste disposal plan from the DEQ or other applicable State Agency N/A

If Exhibits are furnished, please describe and enumerate. (Furnish Plot or Site Plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc.) Survey & plot plan

Application Fee of \$ 100 is Non-Refundable.

The Zoning Administrator or Building Inspector, who may be accompanied by others, is hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation.

In consideration of the issuance of this Certificate, the applicant hereby certifies that the information in this application is true and correct, and hereby certifies that compliance with the zoning, subdivision and floodplain regulations which are in effect have been met.

Applicant's Signature Keith R. Johnson Mailing Address 1320 G Rd 20
Fremont, NE 68025

OFFICE USE ONLY

PERMIT NO. 06-05

Permit when issued is Transferrable/Transferrable Upon Renewal

Date 4-18-06 Approved _____
Approved with Added Conditions _____
Disapproved _____ Chair, Dodge County Planning Comm

Date 4-26-06 Approved _____
Approved with Added Conditions _____
Disapproved _____ Chair, Dodge County Board of Comm

____ See attachment for added conditions.

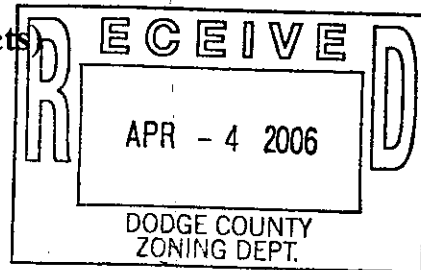
ATTEST _____
Dodge County Clerk

Dated this _____ day of _____ 20____

APPLICATION FOR NO-FEE RESIDENTIAL REGISTRATION PERMIT

(cont.)

(A-1, A-2, and A-3 Agricultural Districts)
Dodge County, Nebraska



Permit No. 06-03

Property Owner's Name Keith R Johnson

Address 1520 E. Rd 20 Fremont, Ne. 68025

Legal Description PSE 1/4 SE 1/4 Sec 17 T18 R-8

Lot Size and Number of Acres 6.06

Distance from Nearest Livestock Operation 3 miles

Single-family dwellings are not permitted on tracts without legal access to an improved road and owners must sign no-fee Residential Registration Permit Application prior to a 10-day waiting period before a building permit is granted. The Residential Use Permit is valid for the length of the building permit and must be signed and filed with the Dodge County Planning Commission and Zoning Administrator and a copy filed with the Dodge County Register of Deeds. Once the dwelling is constructed, the Residential Registration Permit is valid for the life of the dwelling.

Will the Residential Use in all other respects conform to the applicable regulations of the Zoning District in which it is located? YES or NO

Applicant's Signature Keith R. Johnson

Mailing Address 1520 E Rd 20 Fremont

Telephone No. 721-6898

OFFICE USE ONLY

Keith Johnson has been granted a no-fee Residential Registration Permit, under the following conditions and/or limitations, all of which must be complied with by applicant for said permit

Date 4-18-06

Chairman, Dodge County Planning Commission

Dodge County Planning and Zoning Administrator
435 N. Park, Fremont, NE 68025 402/727-2724

APPLICATION FOR NO-FEE RESIDENTIAL REGISTRATION PERMIT
(A-1, A-2, and A-3 Agricultural Districts)
Dodge County, Nebraska

"I certify that I am the applicant for a residential use permit to allow a residential use in the A-1, A-2, or A-3 Agriculture Districts. I certify that I have read the following preamble to the A-1 Agriculture-Intensive District contained in the Dodge County Zoning Regulations and that I understand that there are permitted uses and named conditional uses allowed in the A-1, A-2, and A-3 Agriculture Districts that may not be compatible with a residential use in the district. I further understand that residential uses in the A-1, A-2, and A-3 Districts are not given the same provision of services, amenities and protection from other land uses that are afforded to residential uses by the regulations of other districts and that the A-1, A-2, and A-3 District Regulations are not intended to afford such services, amenities and protections to residential uses located therein."

The A-1 Agricultural District regulations are intended to provide for the use and conservation of agricultural land, to protect the value of such land, and to protect it from indiscriminate residential and urban development and other incompatible and conflicting land uses; to conserve and protect the value of open space, wooded areas, streams, mineral deposits and other natural resources and to protect them from incompatible land uses and to provide for their timely utilization; to provide for the location and govern the establishment and operation of land uses which are compatible with agriculture and are of such nature that their location away from residential, commercial and industrial areas is most desirable; to provide for the location and govern the establishment of residential uses which are accessory to and necessary for the conduct of agriculture and to provide for the location and govern the establishment and use of limited non-agricultural residential uses. Such non-agricultural residential uses shall not be so located as to be detrimental to or conflict with other uses which are named as permitted or conditional uses in this district and are appropriate to other property in the area. The nature of the A-1 District and the uses allowed outright or by conditional use precludes the provision of services, amenities and protection from other land uses which are afforded to residential uses by the regulations of other districts, and it is not intended that the A-1 District regulations afford such services, amenities and protection to residential; uses located therein.

"I understand that if the County Board of Dodge County approves my no-fee residential registration permit application and I establish a residential use in the A-1, A-2, or A-3 Agricultural Districts that such land use has no additional rights granted to it that is granted of other uses allowed by either permit or by conditional use in the A-1, A-2, and A-3 Districts. I certify that I have been given a copy of this attachment."

Signature of Applicant: Kurt R. Johnson

Address of Applicant: 1520 C. Rd 20 Fremont, Ne

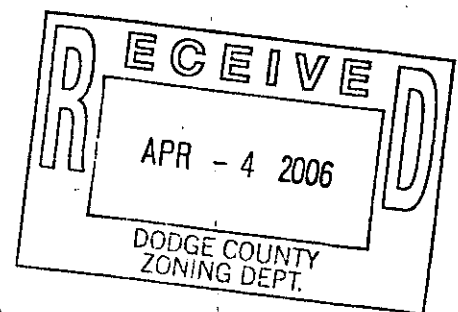
In witness whereof, the parties aforesaid have hereto set their hand with this application 4 day of April 2006

Date filed with Dodge County Joint Planning Commission: April 18, 2006

Date filed with Dodge County Board of Supervisors: April 26, 2006

Jean Andrews

Dodge County Zoning Administrator or County Building Inspector



Dodge County Planning and Zoning Administrator
435 N. Park, Fremont, NE 68025 402/727-2724

DODGE COUNTY
BUILDING INSPECTION & ZONING DEPARTMENT

JEAN ANDREWS, Zoning Administrator

Courthouse - 435 N. Park, Room 204
Fremont, Nebraska 68025
Phone: (402) 727-2724

April 7, 2006

Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a public hearing at 7:30 P.M., April 18, 2006 in the Board of Supervisors Room to consider the request of Keith & Marcia Johnson of 1520 County Rd. 20, Fremont, NE 68025 to subdivide a 6.06 acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 13, Section 4.2 Exemptions B 1. located in part of SE 1/4 SE1/4 Section 17, Township 18 North, Range 8 East in Nickerson Township, Zoning District A-2, General Ag.

The Dodge County Planning Commission will hold a public hearing on this matter at 7:30 P.M., Tuesday, April 18, 2006 in the Board of Supervisors Room, Third Floor of the Courthouse, Fremont, NE. Since your property adjoins the property requesting the subdivision and conditional use permit, it is a requirement that we notify you of such hearing.

If you have any objections or comments of this proposal, please send them in writing to this office or appear at the meeting and express them verbally.

Thank you,


Jean Andrews,
Dodge County Zoning Administrator

Cc: File

DODGE COUNTY TITLE & ESCROW CO., LLC
630 North "D" Street
Fremont, NE 68025-5083
(402) 721-5833
(402) 721-8632(fax)

Date: March 31, 2006

Invoice #: 7173

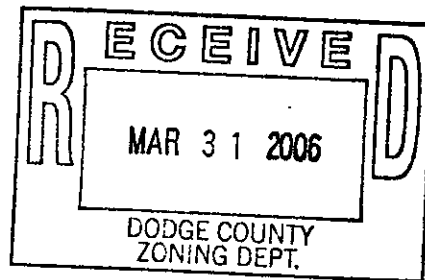
Reference: 06-0250S

To: Keith Johnson
1520 Co Rd 20
Fremont, NE 68025

Attn: Keith Johnson

Legal: SE/4 SE/4 Section: 17 Township: 18 Range: 8

DEBIT DESCRIPTION	DEBIT	PAID	CREDIT DESCRIPTION	CREDIT	BALANCE
ZONING SEARCH - 300 FEET					\$0.00
9 NAMES AT \$10.00 EACH	\$90.00				\$90.00
TOTALS:	\$90.00	\$0.00		\$0.00	\$90.00



**DODGE COUNTY TITLE & ESCROW CO.
630 NORTH 'D' STREET,
FREMONT, NE 68025 402-721-5833**

NAME AND ADDRESS SEARCH

Request Made By: **Keith Johnson
1520 County Road 20
Fremont, NE 68025**

We, ***DODGE COUNTY TITLE & ESCROW CO., L.L.C.***, hereby certify that we have checked the records of the County Assessor of Dodge County, Nebraska, for the purpose of presenting a list to the Zoning Administrator of said County and find the following named persons are the property owners of land adjoining the property described as:

**The Southeast Quarter of the Southeast Quarter of Section 17,
Township 18 North, Range 8, East of the 6th P.M., in Dodge
County, Nebraska.**

The list of names and addresses include all property owners within 300 feet of said property:

North / Northwest - N 1/2 SE 1/4 - 17-18-8	Arden Havekost 1111 County Road "I" Scribner, NE 68057-2095
West - SW 1/4 SE 1/4 - 17-18-8	Ellen Vollmer 11034 8th Street Fontanelle, NE 68044
Southwest - Tax Lot 6 - 20-18-8	Gerald M. Petersen 2632 Seaton Fremont, NE 68025
South - W 1/2 NE 1/4 NE 1/4 20-18-8	Ranatta J. Furmeister 1655 North Co. Road 20 Fremont, NE 68025
Tax Lots 5 & 9 20-18-8	Carmen Rasmussen 323 Club Avenue Fremont, NE 68025
Tax Lot 1 - 20-18-8	Ray Odvody 1611 County Road 20 Fremont, NE 68025-7316

**Southeast - NW 1/4 NW 1/4
21-18-8**

**Duane Brand
1024 Skyline Drive
Fremont, NE 68025**

East - S 1/2 SW 1/4 - 16-18-8

**Robert A. and Louella Larsen
Revocable Trust
1527 County Road 21
Fremont, NE 68025**

Northeast - N 1/2 SW 1/4 - 16-18-8

**Alice Schroeder
145 SW Arbor Street
Pullman, WA 99163-2909**

The liability of Dodge County Title & Escrow Co. is limited to the information available in the office of the County Assessor and in no way extends to the correctness of the fee simple title to subject property. A certified search of the records or a Title Insurance Policy would be required to assure the fee simple ownership and any existing liens.

Dated : March 30, 2006

DODGE COUNTY TITLE & ESCROW CO., L.L.C.



**Registered Abstractor
Certificate No. 147
Invoice No. 7173**

**PART OF THE SE1/4 OF THE SE1/4 OF SECTION 17-T18N-R8E OF THE SIXTH P.M.,
DODGE COUNTY, NEBRASKA.**



SE COR. SE 1/4 SE 1/4 SEC. 17-T18N-R8E

NNW 94.77' TO 'X' NAILS IN THE E-FACE OF A POWER POLE

SSW 85.50' TO A NAIL & DISK IN THE E-FACE OF A POWER POLE

SE 45.71' TO A NAIL & DISK IN THE N-FACE OF A TELEPHONE DROP BOX WARNING POST

N 1322.81' TO THE NE COR. SE 1/4 SE 1/4 OF SECTION 17-T18N-R8E

NE COR. SE1/4 SE1/4 SEC. 17-T18N-R8E

FOUND A 3/4" CRIMPED TOP PIPE 1.0' BELOW THE ROAD SURFACE.

W 33.00' TO A 5/8" X 24" REBAR & PLASTIC CAP STAMPED "GLS SURVEYING, L.S. 517"

SW 40.53' TO A NAIL IN TOP OF A WOOD POST SUPPORT FOR A RXR TIE RETAINING WALL

SSW 86.60' TO "X" NAILS IN THE N-FACE OF AN END FENCE POST

5 1322.81' TO THE SE COR. SE1/4 SE1/4 OF SECTION 17-T18N-R8E

NE COR. SE 1/4 SEC. 17-T18N-R8E

FOUND A 1" SOLID IRON BAR 0.3' BELOW THE ROAD SURFACE.

NE 49.20' TO A 5/8" X 24" REBAR

SE 49.76' TO A 5/8" X 24' REBAR

SW 34.32' TO A 5/8" X 24" REBAR 1.0' WEST OF THE TOP OF BANK OF COUNTY ROAD

NW 33.50' TO A 5/8" X 24" REBAR 1.0' WEST OF THE TOP OF BANK OF COUNTY ROAD

SW COR. SE 1/4 SEC. 17-T18N-R8E

FOUND A 5/8" REBAR 0.2' BELOW THE ROAD SURFACE.

NW 47.62' TO A 5/8" REBAR

NE 50.23' TO A 5/8" REBAR

SE 46.75' TO A 5/8" REBAR

SW 47.59' TO A 5/8" REBAR

NW COR. SE 1/4 SEC. 17-T18N-R8E

FOUND A 1" IRON BAR 0.7' DEEP.

W 15.66' TO A GOD SPIKE IN THE S-FACE OF A 6" TREE (1' AG)

N 1.28' TO A GOD SPIKE IN THE E-FACE OF A 15" TREE (0.5' AG)

S 2637.52' TO THE SW COR. SE 1/4 OF SECTION 17-T18N-R8E

ON LINE WITH A FENCE LINE NORTH AND WEST

NW COR. SE 1/4 SE 1/4 SEC. 17-T18N-R8E

SET A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "GLS SURVEYING, L.S. 517" FLUSH WITH THE GROUND SURFACE.

ENE 3.35' TO A NAIL IN THE S-FACE OF A BRACE POST

ENE 10.35' TO A NAIL IN THE S-FACE OF A BRACE POST

W 1.32' TO A GOD SPIKE IN THE N-FACE OF A CORNER FENCE POST

5 7.38' TO A GOD SPIKE IN TOP OF A BRACE POST

N 1.0' +/- TO AN EAST-WEST FENCE LINE

W 1.0'+/- TO A FENCE LINE SOUTH

